

August 31, 2005

NOTICE OF PUBLIC HEARING

Dear Property Owner:

The Village of Lombard Plan Commission hereby provides notice that a public hearing will be conducted to consider the following petition:

The petitioner requests that the Village take the following actions to allow for an addition to the existing Scoop's building located within the B4 Corridor Commercial Shopping District:

1. Grant a variation from Section 155.415 (F)(1) of the Zoning Ordinance to allow for a variation in the front yard setback from thirty feet (30') to two feet (2');
2. Grant a conditional use, pursuant to Section 155.208 (C) of the Zoning Ordinance, to allow for two principal buildings to be located on a lot of record; and
3. Grant an amendment to the conditions of approval associated with Ordinances 5324 and 5691 to allow for the re-establishment of the legal nonconforming status of an existing building on the subject property, if necessary.

The Village Board previously approved Ordinances 5324 and 5691 that re-established the right to repair the Scoop's ice cream building, subject to physical and time conditions as set forth in the respective Ordinances. The petitioner is proposing further amendments to the approval Ordinances and to grant an additional variation from the front yard setback requirements to provide for an enlarged cooler, per DuPage County Health Department requirements. Moreover, this expansion would also require that the Village consider a companion conditional use to allow for two principal buildings on a lot.

The petition is referred to as PC 05-36. The property is located at 506 East St. Charles Place, Lombard, Illinois.

The conditional use amendment requires approval through a public hearing process and this notice is being sent to all property owners within two-hundred fifty feet (250') of the subject property in order to inform them of the public hearing.

The public hearing to consider this petition is scheduled for:

Date: Monday, September 19, 2005
Time: 7:30 P.M.
Location: Lombard Village Hall
255 E. Wilson Avenue
Lombard, IL 60148

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For more information, please visit or call the:

Department of Community Development
255 East Wilson Avenue
Lombard, Illinois 60148
(630) 620-5749 (TDD No. (630) 620-5812)

All persons desiring to comment on the request will be given an opportunity to do so at the public hearing. Written statements are encouraged and will be distributed to the Plan Commission and the petitioner if received at the Village Hall, 255 East Wilson Avenue, Lombard, IL, on or before September 18, 2005. The public hearing is scheduled to be televised live via Cable Channel 6. Interested parties are also encouraged to attend the public hearing.

William J. Heniff, AICP
Senior Planner

Case Number **PC 05-36**
Parcel Number **06-05-427-001**